

# Cromwells



**Bradstock Road, Epsom, KT17 2LF**  
**Guide Price £880,000**

NO ONWARD CHAIN. Located on this sought after residential road is this 4 bedroom, extended, detached family home. The property offers 2 great reception rooms, kitchen/diner, garden room, 4 good size bedrooms, family bathroom, established garden, off street parking and garage. The property is ideally situated Stoneleigh station within 0.6 miles, a selection of highly regarded schools and amenities nearby. Internal viewing is highly recommended.

No Onward Chain · Garage & Ample Off-Street Parking ·  
4 Well Sized Bedrooms · Established Rear Garden

---

**Porch -**

Sliding double glazed doors, tiled floor, front door to

**Hallway -**

Carpeted, stairs to first floor landing, wall-mounted thermostat, radiator, door to

**Reception 1 -**

Dual aspect double glazed window to front and side, radiator, carpeted, feature fireplace with tiled insert and gas fire.

**Reception 2 -**

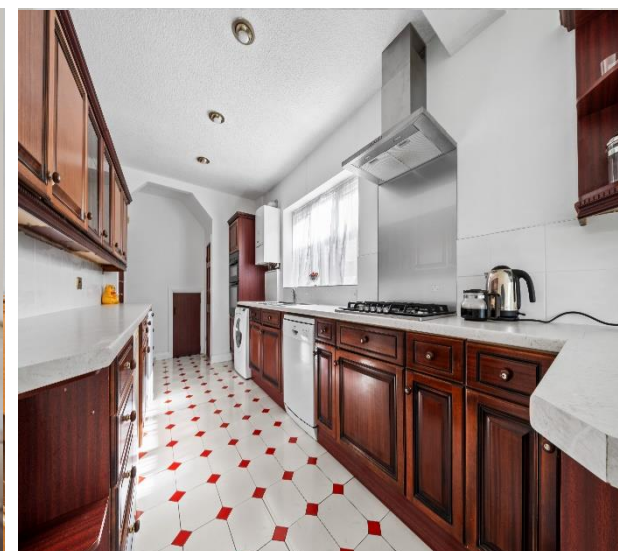
Double glazed doors to rear, radiator, carpeted.

**Kitchen/Diner -**

Range of wall-mounted units with matching cupboards and drawers below, stainless steel 1.5 bowl sink, work surfaces, integrated double oven, inset 5 ring gas hob with extractor fan above, fitted washing machine, dishwasher, fridge and freezer, wall-mounted 'Vaillant' combi boiler, door to understairs cupboard, tiled floor, double glazed doors and windows to garden, double glazed window to side aspect.

**WC -**

White 2-piece suite comprising a low-level WC, wall mounted wash hand basin, tiled walls and floors, radiator, double glazed window to side.



**Garden Room -**

Double glazed sliding doors, tiled floor, power and lighting.

**Stairs to First Floor Landing -**

Carpeted, double glazed window to side aspect, radiator, loft access (light, partially boarded).

**Bedroom 1 -**

Double glazed window to front aspect, radiator, carpeted, range of fitted wardrobes.

**Bedroom 2 -**

Double glazed window to rear aspect, radiator, carpeted, range of fitted wardrobes.

**Bedroom 3 -**

Double glazed window to rear aspect, radiator, carpeted.

**Bedroom 4 -**

Double glazed window to front aspect, radiator, carpeted.

**Bathroom -**

White 4-piece suite comprising a panel-enclosed bath with hand shower attachment, free standing shower, low level WC, radiator, part tiled walls, double glazed windows to side aspect.

**Rear Garden -**

Mainly laid to lawn, fence-enclosed, paved patio area, mature shrub borders, shed, tap, gated side access, access to garden room.

**Front -**

Driveway providing off street parking.



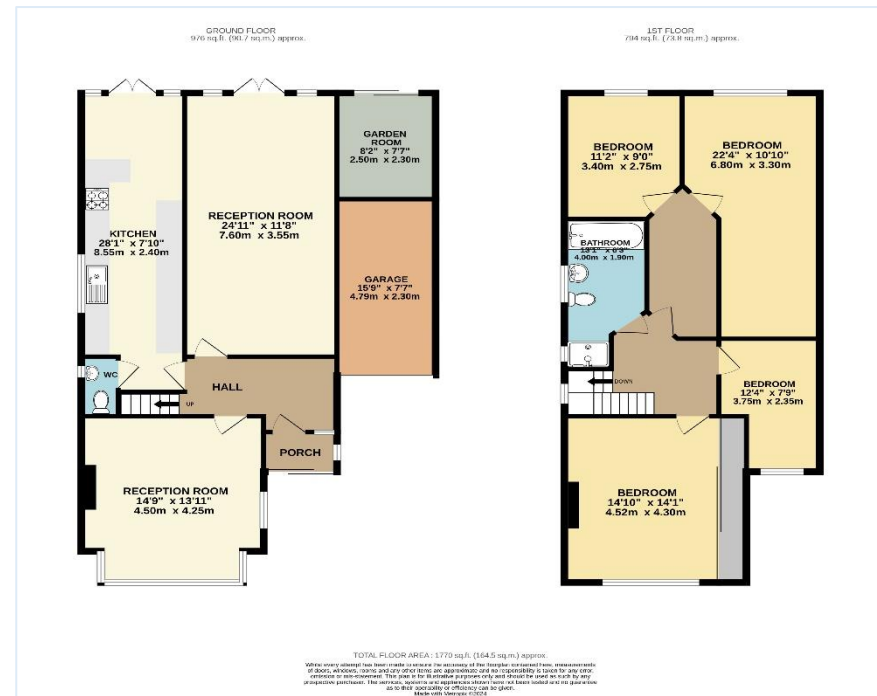
Council Tax - F  
 Tenure - Freehold  
 Square Foot - 1,770 sq ft (164.5 sq m)

Brabham Court, 45 Central Road  
 Worcester Park  
 Surrey  
 KT4 8EA

020 8337 6603  
 admin@cromwellswpark.com

**Disclaimer**

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	43 E	
21-38	F		
1-20	G		

